

Chapter 29.14-11. Multiple Use, Agricultural, and Rural Residential Districts¹

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29.14-11.010. Purpose.

A. Multiple Use Districts. The purposes of providing a multiple use district are to establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scatteration of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brushland fires, damage to grazing, livestock raising, and to wildlife values; and, to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the community.

1. M-U-40 Minimum Lot Size: 40 acres
2. M-U-80 Minimum Lot Size: 80 acres
3. M-U-160 Minimum Lot Size: 160 acres

B. Agricultural Districts. To promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

1. A-1 Minimum Lot Size: 1 acre
2. A-5 Minimum Lot Size: 5 acres

C. Rural Residential Districts. To promote and preserve in appropriate areas conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

1. R-R-1, Minimum Lot Size: 1 acre
2. R-R-5, Minimum Lot Size: 5 acres
3. R-R-10, Minimum Lot Size: 10 acres

29.14-11.020. Codes and Symbols.

In following Sections of this Chapter, uses of land or buildings which are allowed in the various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "_." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "_."

29.14-11.030. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this ordinance.

¹ Title renumbered with Ordinance No. 07-17 dated 7/19/07.

A. Exception to yard requirements for public service structures. In the absence of a specific approval from the Planning Commission to the contrary, public service structures shall be subject to yard area requirements and setbacks. The Planning Commission may allow public service structures to be located within the required yard areas specified in this Chapter upon the following findings:

1. The public service structure is needed for the efficient delivery of public services to the subject property,
2. Location of the public service structure in the required yard area will be beneficial to the subject property and will not result in undue public safety, aesthetic, or functional impacts on the subject property or surrounding properties,
3. The public service structure is integrated functionally and aesthetically into the overall design of the site, and
4. Location of the public service structure outside of the required yard area would be impossible or impractical due to functional considerations or because of site specific limitations.²

² Ordinance No. 00-13A, dated 5/4/00.

29.14-11.040. Uses Not Listed.

The Zoning Administrator shall have the authority to identify and categorize unlisted uses within the listed permitted or conditional uses of this Chapter, based on a finding of substantial similarity of character, origin and impact, etc., to a listed use, and when so categorized such use shall thereafter be recognized and treated the same as a listed use. ³

	M-U-40	M-U-80	M-U-160	A-1	A-5	RR-1	RR-5	RR-10
(1)(a) Accessory buildings with an area less than or equal to two times the area of the primary structure main floor and attached garage, which are customarily incidental to the permitted use, but in no case shall the accessory buildings combined area be larger than 5,500 square feet.	P	P	P	P	P	P	P	P
(b) Accessory buildings with an area less than or equal to two times the area of the primary structure main floor and attached garage, which are customarily incidental to the conditional use, but in no case shall the accessory buildings combined area be larger than 5,500 square feet. ⁴	C	C	C	C	C	C	C	C
(2) Adult Day Care Facility ⁵	-	-	-	C	C	P	P	P
(3) <u>Agriculture and Forestry</u>								
a. Agriculture, except grazing and pasturing of animals	P	P	P	P	P	P	P	P
b. Agriculture, including grazing and pasturing of animals	P	P	P	C	P	C	C	C
c. Agriculture, Business or Industry	C	C	C	C	C	-	-	-
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises	P	P	P	C	P	C	P	P
e. Nursery or green house, whole-sale or retail	P	P	P	C	P	C	C	C
f. The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	P	P
g. Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales.	C	C	C	-	C	-	C	C
h. Forestry, except forest industry	P	P	P	P	P	P	P	P
i. Forest industry, such as a saw mill, wood products, plant, or others	C	C	C	-	-	-	-	-
(4) Apiary (bee keeping).	P	P	P	C	P	C	P	P

³ Ordinance No. 03-18, dated 5/1/03

⁴ Ordinance No. 02-22, 6/27/02

⁵ Ordinance No. 01-15, 2/15/01

	M-U-40	M-U-80	M-U-160	A-1	A-5	RR-1	RR-5	RR-10
(5) Assisted Living Center ⁶	-	-	-	-	-	P	P	P
(6) Aviary	P	P	P	P	P	P	P	P
(7) Bed and Breakfast Facility subject to the conditions outlined in 29.03.210 ⁷	C	C	C	C	C	C	C	C
(8) Boarding house ²	-	-	-	C	C	P	P	P
(9) Cluster subdivision of single family dwellings. a. Provided that the residential density is not increased by more than ten (10) per cent for the district	-	-	-	-	-	C	C	C
b. provided that the area, in acres, of the subdivision is not less than	-	-	-	-	-	5	15	40
(10) Dude Ranch: family vacation ranch	C	C	C	-	C	-	C	C
(11) Educational Institution ²	-	-	-	C	C	C	C	C
(12) Educational Institution with housing ²	-	-	-	C	C	C	C	C
(13) Fraternity or Sorority House ²	-	-	-	C	C	C	C	C
(14) Home occupation.	C	C	C	C	C	C	C	C
(15) Homeless shelter ²	-	-	-	C	C	C	C	C
(16) Hospital ²	-	-	-	C	C	C	C	C
(17) Household pets	P	P	P	P	P	P	P	P
(18) Kennel	-	-	-	C	C	-	C	C
(19) Licensed Family Group Child Care Provider/Residential Certificate Child Care Provider ⁸	C	C	C	C	C	C	C	C
(20) Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil wells or steam well	C	C	C	-	C	-	-	C
(21) Nursing Home ⁹	-	-	-	C	C	P	P	P
(22) Power generation	C	C	C	-	C	-	C	C
(23) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	-	C	-	-	C
(24) Private Stables, horses for private use.	P	P	P	P	P	-	P	P

⁶ Ordinance No. 01-15, 2/15/01

⁷ Ordinance No. 00-11, 4/16/00

⁸ Ordinance No. 02-27A, 9/19/02

⁹ Ordinance No. 01-15, 2/15/01

	M-U-40	M-U-80	M-U-160	A-1	A-5	RR-1	RR-5	RR-10
a) "Private stables or the keeping of horses for the private use of persons residing on the premises and providing that not more than two (2) horses shall be kept for each one acre in the lot"	-	-	-	-	P	-	-	-
(25) Protective housing facility ⁵	-	-	-	P	P	P	P	P
(26) Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers, cemetery	C	C	C	C	C	C	C	C
Public Parks	P	P	P	P	P	P	P	P
(27) Rehabilitation/Treatment Facility ⁵	-	-	-	C	C	C	C	C
(28) Residential facility for elderly persons ⁵	P	P	P	P	P	P	P	P
(29) Residential facility for persons with a disability ⁵	P	P	P	P	P	P	P	P
(30) Sheltered Workshop ⁵	-	-	-	C	C	C	C	C
(31) Signs: The type, size, height, location and other standards and requirements for signs shall be in accordance with the regulations set forth in Chapter 20.								
(32) Single family dwellings	P	P	P	P	P	P	P	P
(33) <u>Temporary</u> buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which building must be removed upon completion or abandonment of the construction work	P	P	P	P	P	P	P	P
(34) Trade or Vocational School ¹⁰	-	-	-	C	C	C	C	C
(35) Transitional Housing Facility ⁶	-	-	-	C	C	C	C	C
29.44-11.050. Area Regulations. The minimum lot area in acres for any use in the districts regulated by this chapter shall be:	40	80	160	1	5	1	5	10
29.44-11.060. Width Regulations. The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit- developments or cluster subdivisions, shall be.	660	1320	1320	150	200	150	200	330
29.44-11.070. Frontage Regulations. The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be:	60	60	60	25	50	25	50	60

¹⁰ Ordinance No. 01-15, 2/15/01

	M-U-40	M-U-80	M-U-160	A-1	A-5	RR-1	RR-5	RR-10
29.44-11.080. Front Yard Regulations. The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be:	60	60	60	30	30	30	30	30
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings, otherwise they shall be set back at least six (6) feet in the rear of the main building	A	A	A	A	A	A	A	A
29.44-11.090. Rear Yard Regulations. The minimum depth in feet for the rear yard in the districts regulated by this chapter shall be: for main buildings	60	60	60	30	50	30	50	50
for accessory buildings	20	20	20	20	20	20	20	20
29.44-11.100. Side Yard Regulations. The minimum side yard in feet for any dwelling or main buildings shall be:	60	60	60	15	20	15	20	25
except on corner lots the side yard in feet which faces on a street for both main and accessory buildings, shall be not less than: ¹¹	60	60	60	30	30	30	30	30
The minimum side yard in feet for any accessory building shall be: ¹²	20	20	20	20	20	20	20	20
29.44-11.110. Height Regulations. The maximum height for all buildings and structures in districts regulated by this chapter shall be: in feet	35	35	35	35	35	35	35	35
in number of stories	2½	2½	2½	2½	2½	2½	2½	2½
29.44-11.120. Animal Regulations. Any barn, coop, pen, stable, corral, enclosure for the confinement of large animals, shall be set back from a public street at least the following distance	-	-	-	-	-	100'	-	-

¹¹ Ordinance No. 02-14, 6/6/02

¹² Ordinance No. 98-26, 6/11/98